EDISON HOUSING AUTHORITY
Regular Meeting
February 18, 2020
6:00 PM
Robert Holmes Gardens (North)
14 Rev. Samuel Carpenter Blvd.
Edison, New Jersey

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 27, 2019 and a copy of the notice was published in the Home News Tribune on January 1, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

4. Roll Call

5. Approval of January 21, 2020 Regular Meeting Minutes

6. Resolutions:

   1-2-2020 Resolution to approve vouchers for payment of invoices in the amount of $78,773.75

   2-2-2020 Resolution by the Commissioners of the Edison Housing Authority authorizing the removal of former Exec. Dir., Madeline Cook as signer for Investors Bank and add Executive Director, Deborah Hurley as signer.

   3-2-2020 Resolution by the Commissioners of the Edison Housing Authority authorizing the purchase of a computer server by NetConnect in the amount of $8,427.00.

   4-2-2020 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director, Deborah Hurley to enter into an annual contract with call-em-all mass communication service for the amount of $1,800.00.

EDISON HOUSING AUTHORITY
Regular Meeting
February 18, 2020
6:00 PM
Robert Holmes Gardens (North)
14 Rev. Samuel Carpenter Blvd.
Edison, New Jersey

5-2-2020 Resolution by the Commissioners of the Edison Housing Authority to approve the transaction of opening a cd at Northfield Bank and Authorizing Chairman Carlos N. Sanchez and Executive Director, Deborah Hurley as signers Northfield Bank.

7. Old Business:
   a.) Financial Summary Review

8. New Business:
   a.) Programming
   b.) Streamline update
   c.) Resident Commissioner

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
January 21, 2020
6:00 pm
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 6:00 pm.

Adequate notice of this Meeting as required by the Open Public Meetings Act has been provided in the following: On January 9, 2019 a notice providing the date, time, and location for the meeting was submitted to the Home News Tribune on December 27, 2019 and a copy of the notice was published in the Home News Tribune on January 1, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison Clerk and posted in the Municipal Building

Roll call

In attendance: Chairman Carlos N. Sanchez, Vice Chair, Barry Telesnick *(via conference call)*, Commissioner Louis Mangione, Jr., Commissioner Raymond Koperwhats, Commissioner Walter Szoludko, Deborah Hurley, Executive Director, and Attorney, Terrence Corriston.

Excused Absence: Commissioner Chris Mazauskas

Motion to approve the minutes of January 21, 2020, Board Meeting

Motion: Commissioner Barry Telesnick
Second: Commissioner Walter Szoludko

Discussion: Chairman Carlos N. Sanchez asked if there were any questions. There was no discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas			x	
Comm. Szoludko	x			
Comm. Mangione, Jr.	x			
Comm. Telesnick	x			
Chairman Carlos N. Sanchez	x			

Resolution 1-1-2020 to authorize and approve Vouchers for Business in the amount of $142,069.20

Motion: Commissioner Walter Szoludko
Second: Commissioner Barry Telesnick

Discussion

Chairman Carlos N. Sanchez allowed for discussion. Commissioner Ray Koperwhats referenced the following line items: NetConnect, Palmer Heating, and former Executive Director, Madeline Cook's benefit payments. Deborah Hurley, Executive Director explained each line item that met the approval of the commissioners. Commissioner Barry Telesnick raised a question about the frequency of benefit payments. Chairman Carlos N. Sanchez and board indicated that the benefit payments will be ongoing. Chairman Carlos N. Sanchez complimented the staff for improving the presentation of the bills, as we have begun to fully utilize the PHA-Web software. There was no further discussion.

Motion to approve **Resolution 1-1-2020 for $142,069.20:**
Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas			x	
Comm. Szoludko	x			
Comm. Mangione, Jr.	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 2-1-2020 by the Commissioners of the Edison Housing Authority authorizing the Executive Director to be designated as Public Agency Compliance Officer.

Motion: Commissioner Barry Telesnick
Second: Commissioner Lou Mangione, Jr.

Discussion

There was no discussion.

Motion to approve **Resolution 2-1-2020:**
Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas			x	
Comm. Szoludko	x			
Comm. Mangione, Jr.	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Resolution 3-1-2020 by the Commissioners of the Edison Housing Authority authorizing the approval of the Fair Market Rents for the Edison Housing Authority.

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Barry Telesnick

Discussion
Chairman Carlos N. Sanchez asked if there were any questions. There was no discussion.

Motion to approve **Resolution 3-1-2020:**
Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mazauskas			x	
Comm. Szoludko	x			
Comm. Mangione, Jr.	x			
Comm. Telesnick	x			
Chairman N. Sanchez	x			

Old Business:

- Condo Update: The Executive Director, Deborah Hurley presented and update on the condos that are administered by the Edison Affordable Development Corp. Presently, we will have one unit (Woodedge) occupied by the end of January. The second unit (Garfield) will have another open house the last week in January with a goal to have a renter by March. The process working with the nonprofit, CGP & H (Community, Grants, Planning and Housing) is lengthy, as a required background check that is conducted by the Edison Housing Authority and the income verification conducted by CGP&H takes about two weeks to complete. If a prospect renter does not meet the qualifications, we have to move onto the next person on the list, which involves executing the same process. A conversation ensued regarding the pros and cons of administering the units, as the overall objective when acquiring the condos is to generate revenue. However, if the units continue to be more of an expense, an assessment will be made later in the year to determine if we should continue ownership or return ownership to the township.

New Business:

- Financial Review: Executive Director, Deborah Hurley presented the fundraising summary for review. There were no questions.

- Heating Pipes: Marc Webb, Director of Maintenance presented an overview of the maintenance required at Robert Holmes Gardens. Presently, the aged heating pipes have created additional issues that are now affecting the interior of the units and living conditions are being compromised. Chairman N. Sanchez and Commissioners agreed that Executive Director, Deborah Hurley should begin scheduling meetings to discuss the Streamline RAD conversion and explore other alternatives that will assist in the renovation of the properties and/or replacements of the pipes.

- Security update: Executive Director, Deborah Hurley indicated that recently a meeting was held with the Edison Township Police Department at Robert Holmes Gardens. Several areas were addressed that included recommendations for the housing authority to consider the purchase and upgrades of security cameras and license readers. Chairman Carlos N. Sanchez indicated that the purchase of license readers would be an expensive purchase and expressed the concern of oversight and how data can easily be compromised. The discussion between commissioners resulted with an agreed decision to move forward with the upgrade and purchase of security cameras.

Public Portion

Resident Debbie Mullen, unit B6, Julius Engel who is also the President of the Tenant Association presented an update on the tenant association activity. Meetings are being conducted monthly, as a result several issues were brought to the commissioners attention: several abandoned cars need to be removed from the property and the breezeways in certain buildings are cluttered. Deborah Hurley, Executive Director indicated that she would coordinate with the Property Manager and address the issues immediately. In addition, Deborah Hurley, Executive Director praised the efforts that have been made by the Tenant Association and thanked Debbie Mullen for her dedication to reviving the tenant association.

Adjournment:
Motion: Commissioner Walter Szoludko
Second: Commissioner Barry Telesnick

Adjourned Unanimously at 7:05 PM

Deborah M. Hurley, Secretary, Executive Director/Secretary

EDISON HOUSING AUTHORITY

Annual Reorganization Meeting

January 21, 2020

1. Elections of Officers – Chairman yields Chair to Attorney, Terrence Corriston.

   Terrence Corriston, Esq., opened nominations for Chairman:
   Any other nominations: Commissioner Lou Mangione, Jr. nominated Commissioner Carlos N. Sanchez

Moved by Commissioner Lou Mangione, Jr.
Seconded by Commissioner Koperwhats

(The Attorney returns the gavel to the Chair, Carlos Sanchez)

Chairman N. Sanchez opened nominations for Vice Chairman

Any other nominations: Commissioner Barry Telesnick nominated by Commissioner N. Sanchez and Commissioner Lou Mangione, Jr. nominated by Commissioner Koperwhats. Commissioner Lou Mangione declined nomination.
Moved by Comm. Mangione, Jr.
Seconded by Comm. Szoludko

Chairman N. Sanchez opened nominations for Treasurer

Any other nominations: Commissioner Lou Mangione, Jr. nominated by Commissioner Telesnick
Moved by Comm. Telesnick
Seconded by Comm. Koperwhats

Unanimous vote for approval cast by Secretary Hurley

2. **Adjournment:**
Motion: Commissioner Lou Mangione, Jr.
Second: Commissioner Walter Szoludko

Adjourned Unanimously at 7:25 PM

Deborah M. Hurley, Secretary, Executive Director/Secretary

Edison Housing Authority

Vendor Payment 1/22/20-2/18/20

Check Name			Check Address			Print 1099		
AB Universal Messaging			PO Box 195 Spring Lake NJ 07762			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2321	73800131202	Answering service - Jan 2020	02/20	$126.24		$126.24
	Totals For Vendor: AB Universal Messaging							**$126.24**
Aflac			1932 Wynnton Road Columbus GA 31999-0797			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2322	418316	Insurance premium - Jan 2020	02/20	$442.02		$442.02
	Totals For Vendor: Aflac							**$442.02**
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2323	120	Legal services - Jan 2020	02/20	$2,100.00		$2,100.00
	Totals For Vendor: Breslin and Breslin, P.A.							**$2,100.00**
Brothers Lock & Safe, Inc.			2161 Woodbridge Avenue Edison NJ 08817			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2303	56755	REH deadbolts + duplicate key	01/20	$784.00		$784.00
	Totals For Vendor: Brothers Lock & Safe, Inc.							**$784.00**
Callahan Lawyers Service			90 Main Street Unit: 204 Hackensack NJ 07601			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2304	LT951419	Service of subpoenas to Stephany	01/20	$218.00		$218.00
	Totals For Vendor: Callahan Lawyers Service							**$218.00**
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2305	12120	JEG board meeting travel reimb	01/20	$25.00		$25.00
	Totals For Vendor: Carlos N Sanchez							**$25.00**
CIT			21146 Network Place Chicago IL 60673-1211			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2324	34778473	telephone system lease	02/20	$258.78		$258.78
	Totals For Vendor: CIT							**$258.78**
Corbett Exterminating, Inc.			284 Sheffield Street Mountainside NJ 07092			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2306	0482349	Monthly cemit treatment-Jan 2020	01/20	$360.00		$360.00

Totals For Vendor: Corbett Exterminating, Inc.							**$360.00**
CQI Water Treatment		PO Box 1140 Oakhurst NJ 07755			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
02/13/2020	2325	20204	REH & JEG Boiler water treatment	02/20	$575.00		$575.00
Totals For Vendor: CQI Water Treatment							**$575.00**
De Lage Landen Financial Services,		PO Box 41602 Philadelphia PA 19101-1602			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
01/28/2020	2307	66653108	REH copier lease 2/15/20-3/14/20	01/20	$370.37		
		66643910	JEG copier lease 2/15/20-3/14/20	01/20	$196.84		$567.21
Totals For Vendor: De Lage Landen Financial Services, Inc.							**$567.21**
Edison Plumbing		94 Woodbury Road Edison NJ 08820			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
01/28/2020	2308	1520	Bldg 4 crawlspace-fixed leaking	01/20	$310.00		
		11520	Apt 1C installed shut off	01/20	$650.00		
		11420	Apt 4F replaced leaking heating	01/20	$700.00		
		11720	Bldg 3 cleaned sewer line + Bldg 5	01/20	$310.00		$1,970.00
02/13/2020	2326	12120	Apt 9H & 9G cleaned sewer & bldg	02/20	$320.00		
		12220	Apt 9H replaced broken radiator	02/20	$310.00		
		13020	Apt C5 opened the wall & replaced	02/20	$270.00		$900.00
Totals For Vendor: Edison Plumbing							**$2,870.00**
Elizabethtown Gas		PO Box 5412 Carol Stream IL 60197-5412			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
01/28/2020	2309	0577138900-	REH gas 12/17/19-1/16/20	01/20	$10.00		
		3922309254-	REH gas 12/17/19-1/16/20	01/20	$962.42		
		4458334671-	REH gas 9/20/19-1/16/20	01/20	$1,899.59		$2,872.01
02/13/2020	2327	3996554541-	REH gas 12/30/19-1/28/20	02/20	$12,645.20		$12,645.20
Totals For Vendor: Elizabethtown Gas							**$15,517.21**
Enes Service Center LLC		247 Central Avenue Metuchen NJ 08840			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
02/13/2020	2328	1219	Auto fuel usage - Dec 2019	02/20	$114.31		$114.31
Totals For Vendor: Enes Service Center LLC							**$114.31**
FedEx		PO Box 371461 Pittsburgh PA 15250-7461			No		
Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
02/13/2020	2329	690904505	Express mail service	02/20	$36.42		$36.42
Totals For Vendor: FedEx							**$36.42**
Felix Storch, Inc.		770 Garrison Avenue Bronx NY 10474			No		

Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
02/13/2020	2330	1554215	Apt 3E 30 inch gas stove	02/20	$450.00		$450.00
Totals For Vendor: Felix Storch, Inc.							**$450.00**
Home Depot Credit Services		Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
02/13/2020	2331	2022874	REH maintenance materials	02/20	$210.75		
		1360624	REH maintenance supplies	02/20	$863.71		
		5044225	JEG maintenance supplies	02/20	$616.65		
		5904807	tool rental	02/20	$1.00		
		5904824	JEG maintenance materials	02/20	$58.27		
		9044712	JEG maintenance materials	02/20	$118.85		
		9900032	JEG tool rental	02/20	$1.00		
		9900048	JEG tool rental	02/20	$38.10		
		2973454	REH & JEG alarm & carbon	02/20	$9,930.48		$11,838.81
Totals For Vendor: Home Depot Credit Services							**$11,838.81**
InterGlobe Communications, Inc.		101 Tyrellan Avenue Staten Island NY 10309-2651			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
02/13/2020	2332	200315721	telephone service Feb 2020	02/20	$675.85		$675.85
Totals For Vendor: InterGlobe Communications, Inc.							**$675.85**
Jocelyn Silva		1132 Raritan Avenue Highland Park NJ 08904			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
01/28/2020	2310	12120	JEG Board meeting refreshments	01/20	$74.27		$74.27
Totals For Vendor: Jocelyn Silva							**$74.27**
Louis A Mangione, Jr. Esq.		59 DeMott Lane Somerset NJ 08876			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
01/28/2020	2311	12120	JEG board meeting travel reimb	01/20	$25.00		$25.00
Totals For Vendor: Louis A Mangione, Jr. Esq.							**$25.00**
McLaughlin Stauffer & Shaklee, PC		4814 Outlook Drive Unit: Suite 112 Wall Township NJ			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
02/13/2020	2333	12-17424	General Labor Matters - December	01/20	$581.80		
		12-17424	General Labor Matters - December	02/20	($581.80)		
		01-17457	Legal services - re:gen labor	02/20	$262.50		$262.50
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC							**$262.50**
Metuchen Mower		865 Middlesex Avenue Metuchen NJ 08840			No		
Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
02/13/2020	2334	096072	Toro snow blower repair	02/20	$175.16		

			096071	Redmax blower repair	02/20	$130.57		$305.73
	Totals For Vendor: Metuchen Mower							**$305.73**
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2335	5535300000-	JEG water 12/13/19-1/15/20	02/20	$2,172.92		$2,172.92
	Totals For Vendor: Middlesex Water Company							**$2,172.92**
NAHRO			630 Eye Street NW Washington DC 20001			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2336	859-53121	Membership renewal 6/1/20-5/31/21	02/20	$963.20		$963.20
	Totals For Vendor: NAHRO							**$963.20**
NetConnect, Inc.			111 Storer Avenue Unit: Suite B2 Staten Island NY 10309			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/22/2020	2298	N5829	Go Daddy Ultimate Manged	01/20	$250.00		$250.00
	Totals For Vendor: NetConnect, Inc.							**$250.00**
New Jersey American Water			Box 371331 Pittsburgh PA 15250-7331			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2337	10182100219	REH water 12/27/19-1/28/20	02/20	$1,796.15		
			10182100218	REH water 12/27/19-1/28/20	02/20	$393.76		
			10182100216	REH water 12/27/19-1/28/20	02/20	$96.09		
			10182100219	REH water 12/27/19-1/28/20	02/20	$153.63		
			10182100218	REH water 12/27/19-1/28/20	02/20	$248.23		
			10182100216	REH water 12/27/19-1/28/20	02/20	$1,311.30		
			10182100218	REH water 12/27/19-1/28/20	02/20	$188.70		
			10182100189	REH water 12/27/19-1/28/20	02/20	$228.39		
			10182100219	REH water 12/27/19-1/28/20	02/20	$221.78		
			10182100218	REH water 12/27/19-1/28/20	02/20	$182.09		
			10182100219	REH water 12/28/19-1/28/20	02/20	$175.47		
			10182100218	REH water 12/27/19-1/28/20	02/20	$471.19		
			10182100216	REH water 12/28/19-1/28/20	02/20	$299.20		
			10182100216	REH water 12/27/19-1/28/20	02/20	$444.73		$6,210.71
	Totals For Vendor: New Jersey American Water							**$6,210.71**
NJ Building Laborers Statewide			3218 Kennedy Blvd Jersey City NJ 07306			No		
			12120	Union dues for skilled laborers -	01/20	($217.04)		
			12120a	part time union laborers dues	02/20	$211.80		$211.80
	Totals For Vendor: NJ Building Laborers Statewide Welfare Fund							**$211.80**
NJ Motor Vehicle Commission			Revenue Processing Center PO Box 008 Trenton NJ			No		

	Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/13/2020	2339	gmc33121	2013 GMC pick up registration	02/20	$105.00		$105.00
	Totals For Vendor: NJ Motor Vehicle Commission							**$105.00**
NTN-Philadelphia			PO Box 1023 Blackwood NJ 08012			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2340	NJ5507002	REH background check	02/20	$170.00		$170.00
	Totals For Vendor: NTN-Philadelphia							**$170.00**
Optimum			PO Box 70340 Philadelphia PA 19176-0340			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2341	386464011-	REH internet service 2/22/20-	02/20	$123.04		
			453477012-	REH maintenance internet service	02/20	$78.14		
			207961039-	JEG internet service 2/22/20-	02/20	$88.10		$289.28
	Totals For Vendor: Optimum							**$289.28**
Phoenix Specialties, LLC			650-C South Avenue Garwood NJ 07027			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2313	32361	trash bags, c-fold towels	01/20	$375.65		$375.65
	02/13/2020	2342	32383	Apt C5 kitchen cabinets	02/20	$938.25		
			32384	Apt E4 kitchen cabinet & counter	02/20	$938.25		$1,876.50
	Totals For Vendor: Phoenix Specialties, LLC							**$2,252.15**
Polcari & Co.			2035 Hamburg Turnpike Unit: H Wayne NJ 07470			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2314	11644	Accounting services - Dec 2019	01/20	$2,800.00		$2,800.00
	02/13/2020	2343	11671	Accounting services - Jan 2020	02/20	$2,800.00		$2,800.00
	Totals For Vendor: Polcari & Co.							**$5,600.00**
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2344	50310006794	REH electric 12/21/19-1/23/20	02/20	$2,744.06		
			60600321151	JEG gas & electric 12/19/19-	02/20	$9,776.43		$12,520.49
	Totals For Vendor: PSE&G CO							**$12,520.49**
Raquel Landero			39 Madison Avenue Avenel NJ 07001			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/22/2020	2299	11720	Travel reimb tolls & mileage for	01/20	$139.50		$139.50
	Totals For Vendor: Raquel Landero							**$139.50**
Raul Bylander			706 SIxth Avenue Asbury Park NJ 07712			Yes		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2345	477622	Apt 3E sanding & refinishing 2	02/20	$690.00		$690.00

	Pay Date	Pay Num	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
Totals For Vendor: Raul Bylander								**$690.00**
Raymond Koperwhats			12 Deerwood Avenue Edison NJ 08817			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2315	12120	JEG board meeting 1/21/20	01/20	$25.00		$25.00
Totals For Vendor: Raymond Koperwhats								**$25.00**
Rutgers Center for Government			3 Rutgers Plaza Unit: 3rd Floor New Brunswick NJ 08901			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2316	31220	Class registration for Louis	01/20	$407.00		
			31420	Class registration for Carlos	01/20	$15.00		$422.00
Totals For Vendor: Rutgers Center for Government Services								**$422.00**
See-More TV & Appliance			551 Middlesex Avenue Metuchen NJ 08840			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/22/2020	2300	1295942	Apt G6 30" electric range + 17.5	01/20	$1,009.00		$1,009.00
	02/13/2020	2346	1296188	Apt 6C(vacant) 15 cuft refrigerator	02/20	$575.00		$575.00
Totals For Vendor: See-More TV & Appliance								**$1,584.00**
Standard Waste Services			21 Edgeboro Road East Brunswick NJ 08816			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2317	367876	30 yd roll off+tons disposal charge	01/20	$298.00		$298.00
	01/28/2020	2320	368384	Waste service-Feb 2020	01/20	$2,598.75		$2,598.75
Totals For Vendor: Standard Waste Services								**$2,896.75**
Staples			PO Box 70242 Philadelphia PA 19176-0242			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2318	8057150388	REH postage meter ink cartridge	01/20	$59.99		$59.99
	02/13/2020	2347	8057229885	REH/HCV office supplies	02/20	$173.71		$173.71
Totals For Vendor: Staples								**$233.70**
Stateside Affairs			120 Polk Drive Brick NJ 08724			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/22/2020	2301	411	Monthly services for general	01/20	$1,570.00		$1,570.00
Totals For Vendor: Stateside Affairs								**$1,570.00**
The Junk Guys			240 Boundary Road Marlboro NJ 07746			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/22/2020	2302	11719	Apt C5, 11A & 11F removing items	01/20	$2,600.00		$2,600.00
Totals For Vendor: The Junk Guys								**$2,600.00**
Verizon Wireless			PO Box 408 Newark NJ 07101-0408			No		
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	02/13/2020	2348	9847304299	Maintenance cell phone service	02/20	$215.90		$215.90

	Totals For Vendor: Verizon Wireless							**$215.90**
Walter Szoludko			100 Beaman Blvd Unit: Apt 4444 Atlantic Highlands NJ		No			
	Pay Date	*Pay Num*	*Inv Num*	*Invoice Description*	*Period*	*Amount*	*Void*	*Doc Total*
	01/28/2020	2319	12120	JEG board meeting travel reimb	01/20	$25.00		$25.00
	Totals For Vendor: Walter Szoludko							**$25.00**
Grand Totals:				**Total Payments:**		**43**	**$78,773.75**	

RESOLUTION # 1-2-20

A RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of $78,773.75.

NOW,THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-2-20 shall be approved.

MOVED: Commissioner Ray Koperwhats

SECONDED Commissioner Walter Szoludko

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Commissioner Szoludko	x			
Commissioner Mazauskas	x			
Commissioner Koperwhats	x			
Commissioner Telesnick	x			
Commissioner Louis Mangione, Jr.	x			
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 18 day of February, 2020

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing Is a true copy of a resolution of the Authority adopted at a regular meeting February 18, 2020

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-2-2020

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE REMOVAL OF FORMER EXEC. DIR., MADELINE COOK AS SIGNER FOR INVESTORS BANK AND ADD EXECUTIVE DIRECTOR, DEOBRAH HURLEY AS SIGNER

WHEREAS, the Edison Housing Authority board of commissioners authorizes the removal of former Executive Director Madeline Cook as signer for Investor Bank and

WHEREAS, the board of commissioners adds Executive Director, Deborah Hurley as signer to Investors Bank and

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority approves Resolution Number 2-2-20.

MOVED: Commissioner Barry Telesnick

SECONDED Commissioner Ray Koperwhats

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Commissioner Szoludko	x			
Commissioner Mazauskas	x			
Commissioner Koperwhats	x			
Commissioner Telesnick	x			
Commissioner Louis Mangione, Jr.	x			
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 18 day of February, 2020

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing Is a true copy of a resolution of the Authority adopted at a regular meeting February 18, 2020

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-2-2020

RESOLUTION BY COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE PURCHASE OF A COMPUTER SERVER BY NETCONNECT IN THE AMOUNT OF $8,427.00.

WHEREAS, the Edison Housing Authority board of commissioners authorizes the purchase of a computer server by NETCONNECT in the amount of $8,427.00 and;

WHEREAS, the amount of the server will not exceed $8,427.00 and;

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority approves Resolution Number 3-2-20.

MOVED: Commissioner Walter Szoludko

SECONDED Commissioner Lou Mangione, Jr.

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Commissioner Szoludko	x			
Commissioner Mazauskas	x			
Commissioner Koperwhats	x			
Commissioner Telesnick	x			
Commissioner Louis Mangione, Jr.	x			
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 18 day of February, 2020

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing Is a true copy of a resolution of the Authority adopted at a regular meeting February 18, 2020

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-2-2020

RESOLUTION BY COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR, DEBORAH HURLEY TO ENTER INTO AN ANNUAL CONTRACT WITH CALL-EM-ALL MASS COMMUNICATION SERVICE FOR THE AMOUNT OF $1,800.00.

WHEREAS, the Edison Housing Authority board of commissioners authorizes the Executive Director, Deborah Hurley to enter into an annual contract with call-em-all and;

WHEREAS, the mass communication service will not exceed the amount of $1,800.00 and;

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority approves Resolution Number 4-2-20.

MOVED: Commissioner Walter Szoludko
SECONDED Commissioner Chris Mazauskas

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Commissioner Szoludko	x			
Commissioner Mazauskas	x			
Commissioner Koperwhats	x			
Commissioner Telesnick	x			
Commissioner Louis Mangione, Jr.	x			
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 18 day of February, 2020

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing Is a true copy of a resolution of the Authority adopted at a regular meeting February 18, 2020

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 5-2-2020

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO APPROVE THE TRANSACTION OF OPENING A CD AT NORTHFIELD BANK AND AUTHROZING CHAIRMAN CARLOS N. SANCHEZ AND EXECUTIVE DIRECTOR, DEBORAH HURLEY AS SIGNERS TO NORTHFIELD BANK ACCOUNT.

WHEREAS, Edison Housing Authority had a certificate of deposit (CD) in an account at BCB Bank in the amount of $103,170.44; and

WHEREAS, the Executive Director determined that Northfield Bank offered a more favorable rate of 1.95% for a (9) month CD; and

WHEREAS, it is in the best interest of the Authority to close the CD at BCB Bank and open a new CD account at Northfield Bank for the amount of $103,170.44; and

NOW THEREFORE, BE IT RESOVLED that the Board of Commissioners of the Edison Housing Authority authorizes Chairman Carlos N. Sanchez and Executive Director, Deborah Hurley as signatories on a CD account at Northfield Bank.

MOVED: Commissioner Barry Telesnick

SECONDED Commissioner Walter Szoludko

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Commissioner Szoludko	x			
Commissioner Mazauskas	x			
Commissioner Koperwhats	x			
Commissioner Telesnick	x			
Commissioner Louis Mangione, Jr.	x			
Chairman N. Sanchez	x			

PASSED AND ADOPTED THE 18 day of February, 2020

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing Is a true copy of a resolution of the Authority adopted at a regular meeting February 18, 2020

Deborah M. Hurley, Secretary, Executive Director